

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, August 11, 2010

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of June meeting minutes.

Public Hearing

Minor Subdivision with a Street Extension

Lufkin Court

Applicant: Sturbridge Home Builders
Location: Lufkin Court
Assessor's Plat: 296
Lot(s): 154
Zoning District: Residential A-7
Land Area: 5.06 Acres
Number of lots: 5
Engineer: DiPrete Engineering
Ward: 2

This public hearing was continued from the June 2010 regular Planning Board meeting.

The applicant is requesting preliminary approval to subdivide one (1) lot to create five (5) lots, one lot with an existing church and four (4) new lots for development with a street extension in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.

- 2) In compliance with the standards and provisions of the City's Zoning Ordinance,
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
- 5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with the following stipulations:

- 1) That the roadway width shall be a minimum of 26' from curb to curb as required in the Development Review Regulations Section D.2.1 h. *Right-of-Way and Travel Way Widths*.
- 2) That the existing portion of Lufkin Ct. shall be resurfaced from curb to curb starting at Sta. 0+00.
- 3) That the proposed spot grades shall be indicated on the new cul-de-sac to ensure that storm-water runoff will flow into the storm drain collection system; additional catch basins may be required.
- 4) That the proposed storm-water collection system and/or proposed grading on proposed lots 1 & 2 shall be redesigned to eliminate the need for the flared end and drainage easements on the property.
- 5) That all rooftop runoff shall be directed into individual infiltration systems.
- 6) That the drainage detention system shall be contained on its own lot not for development as required in Development Review Section D.2.7 b. *Storm-water Structures* and the proposed easement on lot 3 shall be kept clear of all structures, shall be fully accessible and the deed shall contain such language.
- 7) That the proposed fire hydrant shall be a Mueller Hydrant and it shall be moved to the end of the cul-de-sac to a location to be approved by the Warwick Water and Warwick Fire Departments.
- 8) That note #12 on plan sheet 10 addressing the deed restriction for the proposed hydrant shall be removed.

- 9) All proposed water valves shall be “right on” valves as required by the Warwick Water Division.
- 10) That a formal landscape plan stamped and signed by a RI Registered Landscape architect which shall include preservation of large mature trees in proximity to the limit of work with drip-line tree protection details, shall be approved by the City’s Landscape Project Coordinator prior to final approval by the Warwick Planning Board.
- 11) That all proposed landscaping shall be installed in locations that will not infringe on any components of the drainage system.
- 12) That all plans submitted must comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI and Providence Plantations – Effective April 1, 1994
- 13) That the Warwick Sewer Authority shall approve the final plan prior to approval by the Planning Board.
- 14) That the Project Engineer must review all phases of construction and upon completion of the project, the Project Engineer must submit an as-built plan of the construction along with a Certificate of Conformance that states that the construction was performed in accordance with the approved plans.

Public Hearing

Major Land Development Project

T-Mobile/St. Clements Telecommunications Facility

Applicant:	T-Mobile/St. Clements
Location:	111 Long Street
Assessor’s Plat:	363
Lot(s):	3
Zoning District:	Residential A-7
Land Area:	15.36+/- acres
Number of lots:	1
Engineer:	Advanced Engineering Group
Ward:	7

The applicant is requesting master plan approval of a Major Land Development Project for the construction of a telecommunications facility consisting of a 110’ mono-pole antenna and associated ground equipment on a 40’ x 40’ leased pad in a Residential A-7 Zoning District.

As part of the proposal, the applicant is also seeking approval for prohibited use in a residential zoning district, zoning relief to have a telecommunication facility within two miles of an existing telecommunications facility, less than required setback from a residential zoning district, greater than allowed height and more than one non-residential building or use on a lot.

Planning Department Findings

The Planning Department finds this proposal **not to be generally** consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations and,

1. **Not** generally consistent with the Comprehensive Community Plan. The Comprehensive Plan, Land Use Element, does not support incremental zone changes and the encroachment of non-residential uses into existing residential areas.
2. **Not** in compliance with the following standards and provisions of the City’s Zoning Ordinance:
 - **Table 1. “Use Regulations” Use Code 611.** Telecommunications facility, telecommunications towers are prohibited in all residential zoning districts.
 - **Table 2A. “Dimensional Regulations”** The proposed tower exceeds the maximum structure height.
 - **Section 506. “Telecommunications Facility and Towers”** Location and setback requirements for telecommunication facilities – **506(c) 1. Location:** No telecommunications facility shall be located within two miles of another facility. And **506(c)4.i. Setback:** Minimum setback from residential and open space zoning districts: 100 feet.
 - **304.5. “More than one nonresidential use or building on a lot”** The existing church and proposed cell tower, constitute more than one nonresidential use on the lot.
3. That there will be no significant negative environmental impact from the proposed development.
4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to **deny** the master plan.

Administrative Subdivision

Brookshire Plat	Plat: 379	Lots: 143, 145 & 146
The Elias Ayoub Plat	Plat: 286	Lots: 409 & 412
The Hammond Rosewell Plat	Plat: 368	Lots: 134 & 145
Re-plat of Cates Plat	Plat: 300	Lots: 280, 281 & 335